

2013 Daviess County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Daviess County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Daviess County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-2.7%	\$24,696,490	\$1,140,303,135	8.9%
Change		-1.6%	2.8%	
2012	1.2%	\$25,109,818	\$1,109,232,098	9.6%

Comparable Homestead Property Tax Changes in Daviess County

The total tax bill for all taxpayers in Daviess County decreased by 2.7% in 2013. The reasons were a 1.6% decrease in the levy and a large increase in local income tax-funded property tax credit rates. In this reassessment year, certified net assessed value rose by 2.8%. Falling tax bills also caused a decrease in tax cap credits as a percent of the levy, from 9.6% in 2012 to 8.9% in 2013.

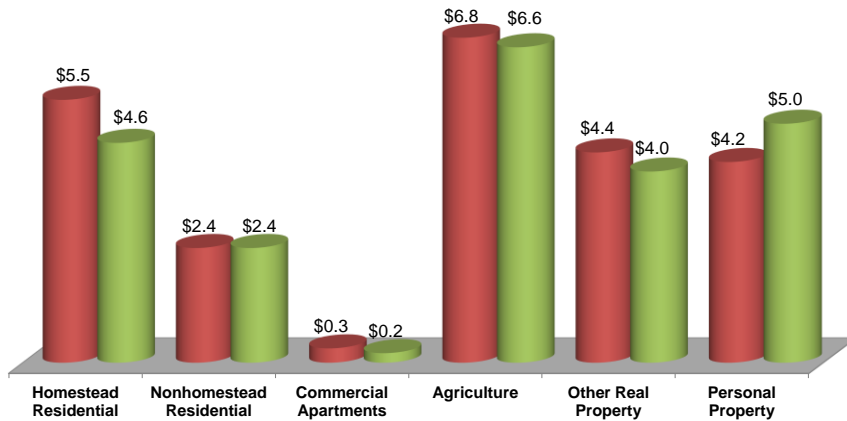
Daviess County homeowners experienced a large 15.5% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits and a decrease in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,515	19.2%
No Change	401	5.1%
Lower Tax Bill	5,980	75.7%
Average Change in Tax Bill	-15.5%	
Detailed Change in Tax Bill		
20% or More	215	2.7%
10% to 19%	214	2.7%
1% to 9%	1,086	13.8%
-1% to 1%	401	5.1%
-1% to -9%	1,703	21.6%
-10% to -19%	1,492	18.9%
-20% or More	2,785	35.3%
Total	7,896	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$23.6 ■ 2013 - Total \$22.8



In Daviess County most net property taxes were paid by business (other real and personal) and agriculture property owners in 2013. Total net property taxes decreased 2.7%, compared to an average 2.1% increase statewide. Personal property saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates decreased in all but one of the 17 Daviess County tax districts in 2013. The average tax rate fell by 4.3% because of a small levy decrease and an increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Daviess County decreased by 1.6%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Daviess County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$796,521,600	\$801,565,870	0.6%	\$304,998,599	\$305,370,429	0.1%
Other Residential	135,456,329	139,708,480	3.1%	131,110,616	135,918,149	3.7%
Ag Business/Land	383,293,791	392,533,682	2.4%	377,747,581	388,180,388	2.8%
Business Real/Personal	470,919,357	473,882,105	0.6%	399,405,537	432,791,467	8.4%
Total	\$1,786,191,077	\$1,807,690,137	1.2%	\$1,213,262,333	\$1,262,260,433	4.0%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Daviess County's total billed net assessed value increased by 4.0% in 2013. Increases in business assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$471,609	\$339,786	-\$131,824	-28.0%
2%	1,343,210	1,344,716	1,506	0.1%
3%	711,204	682,664	-28,540	-4.0%
Elderly	23,937	19,640	-4,297	-18.0%
Total	\$2,549,960	\$2,386,805	-\$163,155	-6.4%
% of Levy	9.6%	8.9%		

Total tax cap credits in Daviess County were \$2.4 million, which was 8.9% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Daviess County's average tax rate was higher than the statewide

median rate, but less than the statewide average rate. More than half of Daviess County's tax cap credits were in the 2% nonhomestead residential/farmland category. Most of the rest were in the 3% business real and personal property category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Daviess County decreased \$163,155 between 2012 and 2013. Credits as a share of the total levy fell to 8.9% in 2013 from 9.6% in 2012.

Daviess County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	24,067,079	24,624,439	25,692,712	25,109,818	24,696,490	2.3%	4.3%	-2.3%	-1.6%
Daviess County	8,657,987	8,888,109	9,359,728	9,638,118	9,547,757	2.7%	5.3%	3.0%	-0.9%
Barr Township	51,547	53,976	55,371	57,210	56,774	4.7%	2.6%	3.3%	-0.8%
Bogard Township	23,304	23,896	24,652	25,501	25,382	2.5%	3.2%	3.4%	-0.5%
Elmore Township	27,120	27,275	27,949	28,636	28,554	0.6%	2.5%	2.5%	-0.3%
Harrison Township	3,705	3,771	4,003	3,656	4,181	1.8%	6.2%	-8.7%	14.4%
Madison Township	52,955	53,867	55,880	57,663	56,210	1.7%	3.7%	3.2%	-2.5%
Reeve Township	13,389	13,785	14,304	14,736	14,687	3.0%	3.8%	3.0%	-0.3%
Steele Township	33,278	34,074	35,329	36,445	36,238	2.4%	3.7%	3.2%	-0.6%
Van Buren Township	22,514	23,096	23,751	24,578	24,395	2.6%	2.8%	3.5%	-0.7%
Veale Township	24,821	25,402	26,513	20,713	14,858	2.3%	4.4%	-21.9%	-28.3%
Washington Township	222,458	213,294	235,514	233,776	240,618	-4.1%	10.4%	-0.7%	2.9%
Washington Civil City	3,441,148	3,666,307	3,749,441	3,859,915	3,844,505	6.5%	2.3%	2.9%	-0.4%
Alfordsville Civil Town	5,460	5,583	5,675	6,014	5,979	2.3%	1.6%	6.0%	-0.6%
Cannelburg Civil Town	8,693	9,702	10,006	10,032	10,282	11.6%	3.1%	0.3%	2.5%
Elnora Civil Town	77,372	77,724	77,513	84,161	83,804	0.5%	-0.3%	8.6%	-0.4%
Montgomery Civil Town	52,688	53,998	56,687	56,835	58,206	2.5%	5.0%	0.3%	2.4%
Odon Civil Town	171,074	173,758	181,877	186,723	186,465	1.6%	4.7%	2.7%	-0.1%
Plainville Civil Town	56,023	57,324	59,922	61,681	61,399	2.3%	4.5%	2.9%	-0.5%
Barr-Reeve Community School Corp	1,741,854	1,757,777	1,739,355	1,730,024	1,503,157	0.9%	-1.0%	-0.5%	-13.1%
North Daviess County School Corp	3,119,001	3,129,983	2,997,791	3,132,453	3,061,448	0.4%	-4.2%	4.5%	-2.3%
Washington Community School Corp	5,249,250	5,399,177	6,151,037	5,088,220	5,074,060	2.9%	13.9%	-17.3%	-0.3%
Odon-Winkelpleck Public Library	30,140	30,825	32,377	33,405	33,243	2.3%	5.0%	3.2%	-0.5%
Washington Carnegie Public Library	495,534	505,468	289,284	258,945	257,301	2.0%	-42.8%	-10.5%	-0.6%
Veale Fire District	41,483	44,693	45,682	18,495	24,437	7.7%	2.2%	-59.5%	32.1%
Southeast Daviess Fire Protection Dist	73,033	74,176	80,071	80,273	82,214	1.6%	7.9%	0.3%	2.4%
Daviess County Solid Waste District	371,248	277,399	353,000	361,610	360,336	-25.3%	27.3%	2.4%	-0.4%

Daviess County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
14001	Barr Township	1.4987	--	--	29.4071%	--	--	--	1.0580
14002	Cannelburg Town	1.8083	--	--	--	--	--	--	1.8083
14003	Montgomery Town	2.0963	--	--	58.7207%	--	--	--	0.8653
14004	Bogard Township	1.7193	--	--	27.5976%	--	--	--	1.2448
14005	Elmore Township	1.7356	--	--	79.2760%	--	--	--	0.3597
14006	Elnora Town	2.8519	--	--	42.5851%	--	--	--	1.6374
14007	Harrison Township	1.9782	--	--	10.7210%	--	--	--	1.7661
14008	Madison Township	1.7913	--	--	20.3845%	--	--	--	1.4262
14009	Odon Town	2.4639	--	--	19.6890%	--	--	--	1.9788
14010	Reeve Township	1.6160	--	--	43.3384%	--	--	--	0.9157
14011	Alfordsville Town	2.1674	--	--	--	--	--	--	2.1674
14012	Steele Township	1.7469	--	--	19.6611%	--	--	--	1.4034
14013	Plainville Town	2.5291	--	--	74.0334%	--	--	--	0.6567
14014	Van Buren Township	1.7082	--	--	89.1282%	--	--	--	0.1857
14015	Veale Township	1.9441	--	--	4.5694%	--	--	--	1.8553
14016	Washington Township	1.9248	--	--	53.5365%	--	--	--	0.8943
14017	Washington City	3.7539	--	--	13.9821%	--	--	--	3.2290

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.
The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.
The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Daviness County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	339,786	1,344,270	675,463	19,640	2,379,159	24,696,490	9.6%
<i>TIF Total</i>	0	446	7,201	0	7,647	1,974,978	0.4%
<i>County Total</i>	339,786	1,344,716	682,664	19,640	2,386,805	26,671,468	8.9%
Daviness County	76,132	306,103	150,661	5,296	538,193	9,547,757	5.6%
Barr Township	0	7	0	4	11	56,774	0.0%
Bogard Township	0	0	0	7	7	25,382	0.0%
Elmore Township	0	114	0	3	117	28,554	0.4%
Harrison Township	0	0	0	2	2	4,181	0.0%
Madison Township	51	332	0	31	415	56,210	0.7%
Reeve Township	0	7	0	3	10	14,687	0.1%
Steele Township	0	187	0	2	189	36,238	0.5%
Van Buren Township	0	0	0	0	0	24,395	0.0%
Veale Township	2	0	0	19	21	14,858	0.1%
Washington Township	3,712	14,074	7,413	177	25,376	240,618	10.5%
Washington Civil City	156,829	594,627	313,215	6,797	1,071,468	3,844,505	27.9%
Alfordsville Civil Town	0	102	0	32	134	5,979	2.2%
Cannelburg Civil Town	0	0	0	49	49	10,282	0.5%
Elnora Civil Town	10	8,567	0	201	8,778	83,804	10.5%
Montgomery Civil Town	0	361	0	0	361	58,206	0.6%
Odon Civil Town	77	8,771	0	355	9,204	186,465	4.9%
Plainville Civil Town	0	2,834	0	1	2,836	61,399	4.6%
Barr-Reeve Community School Corp	0	466	0	189	655	1,503,157	0.0%
North Daviness County School Corp	635	18,888	0	935	20,458	3,061,448	0.7%
Washington Community School Corp	88,938	337,025	177,525	4,798	608,285	5,074,060	12.0%
Odon-Winkelpack Public Library	27	435	0	26	488	33,243	1.5%
Washington Carnegie Public Library	10,496	39,797	20,963	455	71,710	257,301	27.9%
Veale Fire District	3	0	0	31	34	24,437	0.1%
Southeast Daviness Fire Protection Dist	0	20	0	27	48	82,214	0.1%
Daviness County Solid Waste District	2,873	11,552	5,686	200	20,312	360,336	5.6%
TIF - Madison Township	0	0	0	0	0	75,271	0.0%
TIF - Washington Township	0	0	0	0	0	1,862,772	0.0%
TIF - Washington City	0	446	7,201	0	7,647	36,935	20.7%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.